

Brookline, NH Economic Development

Newsletter

Economic Revitalization Zone (ERZ)

Why were ERZs established?

ERZs were established to stimulate economic redevelopment, expand the commercial and industrial base, create new jobs, reduce sprawl, and increase tax revenues within the state by encouraging economic revitalization in a designated area.

What are the benefits of ERZs to businesses?

A business can receive a tax credit of up to \$40,000 per year for five years.

How is an ERZ Zone defined?

First, a community must request designation of a site.

An ERZ Zone must be either:

A - A "Brownfield" zone

(An industrial or commercial property that remains abandoned or underutilized in part because of environmental contamination or the fear of such contamination)

B - Or has at least one of these characteristics:

1. There has been a population decrease over the past 20 years (according to census readings).

2. At least 51% of the households in the area have incomes less than 80% of the median income for households in the state.

3. At least 20% of the households have a median income level below the poverty level.

4. The zone contains:

I. Unused or underutilized industrial parks; or

II. Vacant land, or structures previously

used for industrial, commercial, or retail purposes and designation of the zone as an ERZ zone would likely result in the reduction of the rate of vacant or demolished structures or the rate of tax delinquency in the zone.

How much credit is available?

The State of New Hampshire has designated \$850,000 for tax credits.

For more information, contact [Tad Putney](mailto:Tad.Putney@brookline.nh.us) at (603)673-8855 ext 213 tputney@brookline.nh.us

Also contact the **Division of Economic Development** at (603) 271-2341.

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Spring/Summer 2014

Save the Dates:

- **Grove Opening:**
June 21, 2014
- **Old Home Days:**
September 5, 6 & 7, 2014
- **Southern NH Business Expo:**
October 18, 2014



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Community Happening

The Souhegan Valley Chamber of Commerce recently welcomed their New Executive Director **Tracy Hutchins**. Visit the Chamber's website for more information.



<http://www.souhegan.net>

Max Cohen Grove and Swimming Lessons at Lake Potanipo. The 2014 Grove membership form and swim lesson information are now available on the website.



<http://www.brookline.nh.us>

Message from the Brookline Public Library

What's in *your* neighborhood?

The bond of community can be a great comfort and support. Residents of Brookline have been very supportive of the Library, and the Brookline Library in turn works to provide services of value to the residents of the area. Past events have included organic gardening, buying local, fly fishing, seed starting, crafts, soup-tasting, booktalks, and films, historical and musical programs.

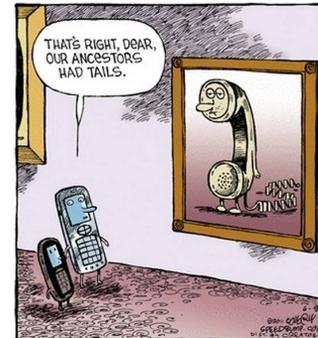
At the Brookline Public Library, you can always check out books...but did you know you can also borrow movies, magazines, audiobooks and music CDs, a telescope, and museum passes? You

can borrow an audio walking tour for Andre's Art Institute, or a Kill-a-watt meter to calculate your appliance electric usage!

What else may be possible? Would budding gardeners like to have a seed library? Should there be tools for gardening, DIY, cooking, energy audits? Community garden? More how-to programs for crafts, homesteading, music or the arts?

If you have an idea for a program or event - or if you have an area of expertise and are willing to share your knowledge - please give the Library (603) 673-3330, or Town Office, (603) 673-8855 a call.

With partnerships among departments, civic organizations, businesses and individuals, the Town of Brookline can support local economic growth, local energy, and local talent!



Real Estate Market in Brookline

Like many communities, and the US in general, the real estate market in Brookline has seen dramatic changes over the past 10 years. The peak years for the market, based on closed sales, occurred from 2004 to 2005.

The low point in Brookline, occurred between 2011 to 2012 based on *Northern New England Real Estate Network MLS* statistics. Since 2012 to present day, the real estate market has continued to improve statistically, from:

→ **5/2004 - 5/2005:** The average selling price was **\$351,416** based on 100 closed sales - an increase of 19.04% in sales and an increase of 9.78% in selling price over the previous 12 months.

**HOUSING IS STRONGER
TODAY THAN AT ANY POINT
SINCE THE GREAT
RECESSION BEGAN AND HIT
BOTTOM IN 2009.**

(Freddie Mac)

→ **5/2011-5/2012:** The average selling price was down to **\$253,125** based on 51 closed sales - a 13% decrease and a 1.23% decrease in average selling price over the previous 12 months.

Since the low point in 2011-2012, the real estate market in Brookline has seen an increase in average selling price to **\$286,450** based on 51 closed

sales, a 13.16%, increase in selling price from May 11, 2012 to May 11, 2013.

During the past year, the Brookline market has seen a rise in the average selling price of 5.76% to **\$302,963.**, based on 53 closed sales.

Historically, Brookline has been one of the fastest growing towns in Southern NH as a result of reasonable housing costs, a good school system and a desirable lifestyle.

As the overall economy of the country continues to recover, the Brookline real estate market will continue to grow and flourish in the years to come.



Donna Marsh
Brookline Economic
Development Committee



Certified Residential Specialist

Brookline Chapel - Rent It For Your Next Event!

The Brookline Chapel, formerly the Infant Jesus of Prague Catholic Church, was dedicated in 1943 and was purchased by the Town of Brookline in 2008 after the Archdiocese of Manchester, New Hampshire made the decision to sell the property.

This beautiful example of Roman architecture is now used for civil and religious ceremonies and is a non-denominational facility.

With amazing acoustics, the Brookline Chapel is used for many wedding ceremonies and is also the perfect location for *music recitals, choir performances and art exhibits*.



The Brookline Chapel is available for weddings, and other celebrations and events such as vow renewals, baptisms, and Concerts!

An organ is located near the Altar and

the building is wired for people to plug in audio devices. The large balcony located in the back provides the perfect location for *choirs* or *string ensembles* to perform during ceremonies.

The Chapel can seat up to 160 guests and an ample parking area is conveniently available.

Brusch Hall, located behind the Chapel, is fully equipped with bathrooms, complete kitchen, sofas, chairs and tables.

To Rent the Chapel:

Please contact Rena Duncklee

Phone: 603-673-8855 ext 214

E-mail: rena@brookline.nh.us

Beach Volleyball Comes to Brookline!

Next time you go to the Brookline Town Field, check out the two brand new beach volleyball courts. The idea originated out of a conversation between Len Sheppard and Tony Belden. Their daughters competed in the beach national championships last summer and it became clear to them that teams from regions with better access to courts had a big advantage. Len approached the Recreation Commission who enthusiastically supported the effort to build the courts. The town

provided some funding, which will be paid back through user fees. Local businesses and residents rallied behind the effort and donated \$8,000. Fundraising continues with a goal of adding a drinking fountain and other amenities.

The courts will host junior & adult leagues, tournaments, clinics, private lessons, informal play and town events. Twelve events are already scheduled, bringing players from across New England. Brookline Restaurants and other



businesses will benefit from players traveling from out of town as they visit and use our local services.

Businesses and residents interested in making a contribution should contact Len Sheppard at HBBeachVolleyball@gmail.com. Event schedules are posted on **Facebook** (search for Hollis/Brookline Beach Volleyball.)

Welcome New Members!

The Economic Development Committee welcomes two new members: Steve Russo and Ross Hutchinson



Steve Russo "I have enjoyed living in Brookline for the past 14 years. As a Realtor®, I've come across many people who are attracted to living in our town, and some, that due to changing circumstances, have decided to leave. I joined the Economic Development Committee to work to make Brookline even more attractive to people living here and those wishing to move into our community. Some of my other civic work includes 3 years as a Library Trustee and one year on the Brookline History Committee."



Ross Hutchinson "I moved to Brookline in 2009 from Nashua. I grew up in Scituate, MA and received a baseball scholarship from Oregon State University where I also earned my BS in Marketing. I currently work as a Project Manager for Construction Services of New Hampshire (CSNH) in Epping, NH. I am a sports enthusiast, nature lover, and have elementary school age children who also love playing sports and enjoy the outdoors. It is for these reasons that I chose Brookline as our home. I am excited to be a part of the Economic Development Committee to help our community prosper."

Meet Brookline Businesses (series)

Bingham Lumber

The company was started in 1946 and moved to Brookline in 1973. The mill grew and thrived until 2000 when some of the buildings were converted to 20,000 sq.ft of showroom featuring specialized equipment for manufacturing recycled wood products.

In recent years, the company has been featured on PBS "This Old House" and "Yard Crashers" on the DIY Network.

On November 2012 a fire completely destroyed the showroom and the offices but with employees working tirelessly and lots of support from the community, Bingham kept the business afloat.



New Showroom finished in May 2013

A few months later a new showroom opened its doors.

Bingham Lumber has become known for the reclaimed wood taken from old

barns or salvaged from historic buildings.

Tom Bingham traveled to Virginia to bring back an old barn built from the 1860s that was no longer used and remounted it in the new showroom.

Although the fire was devastating, rebuilding gave the Bingham family a chance to concentrate on making the layout of the showroom more customer friendly. Panels of different types of wood sold by the company are on display on the floors and walls.

For more information, visit their Facebook page at www.facebook.com and search for Bingham Lumber.

Brookline Website

We want to thank all who contacted the website administrator with suggestions for additional information or website design features.

The website offers easy navigation for businesses, residents and visitors to access pages dedicated to news and events, as well as information on all town boards, committees, departments and schools.

New features include quick links to

Town Resources such as past meetings via a link to ***Town Hall Streams***.

<http://www.townhallstreams.com> and receiving news via email by subscribing to ***E-Alerts***.

<http://www.brookline.nh.us/Subscribe>

Businesses and Residents can directly contact the [website administrator](#) to submit announcements and questions.

We want to make sure that as many



businesses as possible are listed in the ***Brookline Business Directory*** and we make every effort to keep it up-to-date. If your business is not listed in the Directory, if your contact information has changed, or if you have a new website, please contact Valerie Rearick at valerie@brookline.nh.us

Next Newsletter

The next issue of the EDC Newsletter will be published in October 2014.

In each upcoming newsletter we will feature one of Brookline's business. In order to inform the public of their activities, we welcome all business related submissions.

The EDC encourages all Brookline Business Owners to send a description of their activities, a biography, a presentation of their team, etc... along with pictures. Email valerie@brookline.nh.us

Planning Board Update

The Brookline Planning Board is pleased to welcome Eric Bernstein



Eric Bernstein

Eric moved to Brookline last year with his wife and son. He works as a quality analyst on a service support team for a financial services company and enjoys spending his free time with his family. An avid hockey fan, he can often be found watching Bruins or Islanders games whenever possible. Originally from Long Island, Eric moved to New England after high school to attend the University of Massachusetts. He later earned his MBA from the New England College of Business and spent 8 years in various service, training, and management roles at a regional insurance company in Massachusetts. Eric is excited to join the Brookline community and is looking forward to serving the town as an alternate member of the planning board.

Revised Sign Ordinance Approved - Thank you!

Following the Business Roundtable held in the fall of 2012 by the Economic Development Committee, the Town has been addressing many comments and suggestions made by business owners.

Concerns about the Sign Ordinance were discussed.

As a result, the Planning Board spent many hours modifying the ordinance in order to give more flexibility to the Board when reviewing sign permit applications.

The text of the completely revised Sign Ordinance was presented to Residents, many of them being Business Owners, at the March Town Meeting, and was

approved by an overwhelming majority of the voters.

Highlights:

- Give more leeway to the Planning Board when reviewing a sign application.
- Act on a case by case basis by having the authority to grant a Conditional Use Permit as allowed by RSA 674:21.
- For the vast majority of new applications, eliminate the need to file with the Zoning Board of Adjustment to obtain a variance.
- Less restrictions and more flexibility for future medium or large developments in the Business District on Route 13.



The complete text of the 2014 Sign Ordinance (Section 1600) can be found on the Town Website or by clicking <http://www.brookline.nh.us/where/z>

Welcome to Brookline!

Welcome to all new residents!

The Economic Development Committee (“EDC”) has developed tools and ways to better communicate with businesses and residents.

Packets were put together to provide as much information as possible for new residents. “Welcome Packets” have been hand delivered to new residents and include coupons to local businesses.

If you have not received it, please stop by the Town Hall to pick one up.

Do not hesitate to contact Town Hall Staff with any questions you may have. We are here to assist you in any way we can.

The contact list can be found on the website at:

<http://www.brookline.nh.us/contacts-directory>

Information for residents, including the



“Welcome to Brookline” Packet, is also available on the Website under the “Residents” tab:

<http://www.brookline.nh.us/residents>

Brookline Commercial Buildings and Land For Sale

Looking to relocate or expand? Do you know entrepreneurs who may be interested in starting their business in Brookline?

Here are some of the commercial properties currently on the market:

- 185 Route 13
3-Bay Garage with Ranch house
30+ parking spaces
Listed \$349,900
- 346 Route 13
1,448 Sq.Ft Building on 0.76 acres
Listed \$200,000
- 52-1 Route 13
2.22 acres Vacant Lot
Listed \$195,000
- 52-1 Route 13
8.73 acres Vacant Lot
Listed \$375,000
- 52-1 Route 13
15.79 acres Vacant Lot
Listed \$765,000

Contact the Assessors’ Office for more information on these properties (603) 673-8855 x216

Kristen@brookline.nh.us



Newsletter



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Development
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valerie@brookline.nh.us

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Website
www.brookline.nh.us](http://www.brookline.nh.us)**

*Creating a Foundation for
Business Success*

In May 2012, the Selectboard (formally Board of Selectmen) chartered Brookline's Economic Development Committee ("EDC") to "promote balanced, long-term economic development, which reflects and enhances the character of our community."

The EDC meets at least monthly as it works to complete research and develop materials that will support both existing and future businesses in Brookline.

If you are interested in learning more about the EDC, please contact **Tad Putney**, Town Administrator at tputney@brookline.nh.us or **Valerie Rearick**, Town Planner at valerie@brookline.nh.us for more information.

The NRPC has launched a new website! Check it out!

[Nashua Regional Planning Commission \(NRPC\)](http://www.nashuarpc.org) <http://www.nashuarpc.org>

One of the new features is the *Live Maps!* Great too for Town Departments as well as the general public



Many Thanks To Our Community Partners for Their Support!



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Looking for something to do this weekend?
Check out Southern New Hampshire Life
www.SonHLife.com